

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.1, B.4 to permit a side setback of 34 feet in lieu of 50 feet and a rear setback of 21 feet in lieu of 50 feet, Section 400, to permit an accessory structure within 0' of the rear line in lieu of the required 24'.

The dwelling was originally a one-room schoolhouse built in 1881 and now lies within the fifty foot setback. In order to maintain the integrity and symmetry of the original structure we must necessarily extend six feet into the fifty foot setback on the east side of the property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

George B. McCeney

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Address

City and State

Phone No.

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day

of November 1981, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

County, on the 29th day of December, 1981, at 9:30 o'clock

--A.M.

William E. Hammond

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES

S/S of Glencoe Rd., 2640' E of Home Rd., 10th District

OF BALTIMORE COUNTY

GEORGE B. MCCENEY, et ux, Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

I HEREBY CERTIFY that on this 7th day of December, 1981, a copy of the foregoing

Order was mailed to Natalie D. McCeney, Attorney for Petitioners, 2615 Maryland Avenue,

Baltimore, Maryland 21218.

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 16, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ooo

Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. & Mrs. George B. McCeney

1407 Glencoe Road

Glencoe, Maryland 21152

RE: Item No. 77  
Petitioner - George B. McCeney, et ux  
Variance Petition

Dear Mr. & Mrs. McCeney:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This hearing originated as a result of your proposal to construct additions to the sides of the existing dwelling. Due to the orientation of the existing dwelling, a rear as well as a side setback request is included in the hearing. After some discussion with you, it was also decided to "legalize" the rear setback of the existing shed.

Particular attention should be afforded to the comments of the Health Department. If additional explanation is required, you may contact Mr. Rob Powell at 494-2762.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

Chairman  
Zoning Plans Advisory Committee

NBC:bso

Enclosures

## DEED OF TRUST

THIS DEED OF TRUST is made this 7th day of July 1980, among the Grantor, George B. McCeney and Natalie D. McCeney, his wife (herein "Borrower"), JOHN J. NEUBAUER, JR. and J. HOWARD EDWARDS (herein "Trustee"), and the Beneficiary, PROVIDENT SAVINGS BANK OF BALTIMORE, a corporation organized and existing under the laws of the State of Maryland, whose address is Howard and Saratoga Streets, Baltimore, Maryland 21201 (herein "Lender").

Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Baltimore County, State of Maryland:

BEGINNING for the same at a stone marked "A" set in the ground at the end of a line measured 160-5/12 feet North 50-1/2 degrees West from a stone marked "C" a boundary of that lot of ground which by Deed dated January 14, 1888, and recorded among the Land Records of said County in Liber JNS No. 168 folio 570, was conveyed by Edward Austen to George McNeill, now running thence North 19 degrees West 93 feet to a point on or near the center of the County Road which leads from Carroll to Glencoe Station on the Northern Central Railroad, thence binding on or near the center of said road South 81 degrees West 149-9/12 feet, thence South 19 degrees East 119 feet to a stone, thence North 71 degrees East 147 feet to the place of beginning, containing 1/3 of an acre, more or less. The improvements thereon being known as No. 1407 Glencoe Road.

BEING the same lot of ground which by deed of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto was granted and conveyed by Florence C. Anderson to George B. McCeney and Natalie D. McCeney, his wife, the borrowers herein.

BORROWERS herein acknowledged that the sum so received from the Lender under the Note secured by this Deed of Trust, is in whole or in part the purchase money of the property secured herein.

BY the execution of this Deed of Trust, Borrowers herein certify and acknowledged that prior thereto they have received a fully executed agreement as to the contractual rate of interest and a loan disclosure statement, in connection with the loan secured hereby, both as required by the Annotated Code of Maryland, Commercial Law Section 12-106.

which has the address of 1407 Glencoe Road, Sparks, Maryland, 21152 (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

To SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated, of, even date herewith (herein "Note"), in the principal sum of THIRTY THREE THOUSAND and 00/100ths (\$33,000.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2010; (b) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend specially the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

MARYLAND—1 to 4 family—2/75—FNUA/FNUC UNIFORM INSTRUMENT



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, Jr.

DIRECTOR

November 25, 1981

Mr. William E. Hammond

Zoning Commissioner

County Office Building

Towson, Maryland 21204

Re: Item #77 (1981-1982)

Property Owner: George B. & Natalie D. McCeney

S/S Glencoe Rd. 2640' E. of Home Rd.

Acres: 0.359 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Glencoe Road, an existing public road, is proposed to be further improved in the future on a 60-foot right-of-way with horizontal and vertical realignments as necessary.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-108, as amended, indicate "No Planned Service" in the area.

Very truly yours,

Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EAM:PWR:ss

DD-NE Key Sheet - 94 NW 3 Pos. Sheet

NW 24A Topo - 28 Tax Map

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.

DEPUTY STATE & COUNTY HEALTH OFFICER

December 3, 1981

Mr. William E. Hammond, Zoning Commissioner

Office of Planning and Zoning

County Office Building

Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 77, Zoning Advisory Committee Meeting of November 3, 1981, are as follows:

Property Owner: George B. & Natalie D. McCeney  
Location: S/S Glencoe Road 2640' E. of Home Road  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit a side setback of 34' in lieu of the required 50' and a rear setback of 21' in lieu of the required 50'.

Acres: 0.359

District: 10th

The existing dwelling is presently served by a drilled well and sewage disposal system. The proposed addition will include one additional bedroom and bathroom, increasing the potential occupancy of the dwelling.

The septic system consists of a septic tank and seepage pit. An inspection of the subject property on Wednesday, October 28th, revealed the seepage pit to be inundated with the sewage level being approximately one to two feet from the ground surface. The owners, at present, are discharging wash water to the ground surface, which is in violation of Section 34-9 of the Baltimore County Code, 1978 Edition. The low topographical position of the lot and the presence of bedrock outcroppings at the ground surface suggest possible adverse soil conditions for use in subsurface sewage disposal.

The owner has been notified to do the following prior to filing for a building permit:

1. Re-direct the wash water to flow into the septic system and notify this department when completed.
2. The septic system will then be observed for a period of time to determine if any sewage overflows have occurred.
3. If a septic system failure occurs, a test pit excavation must be conducted, with a representative of this department present, to determine soil suitability for repairing the septic system.



ORDER RECEIVED FOR FILING

DATE January 6, 1982  
BY John J. [Signature]  
ADMINISTRATIVE SERVICES

# BALTIMORE COUNTY ZONING REGULATIONS

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of January, 1982, that the herein Petition for Variance(s) to permit a side yard setback of 24 feet in lieu of the required 50 feet and a rear yard setback of 21 feet in lieu of the required 50 feet, for the express purpose of constructing additions to the existing dwelling to increase its habitable area, and to permit an existing accessory structure to be located within zero feet of the rear property line in lieu of the required 2 1/2 feet, all in accordance with the site plan filed herein, dated October 13, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Health, dated December 3, 1981.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]  
Zoning Commissioner of  
Baltimore County

Mr. William E. Hammond, Zoning Commissioner  
Comments on Item 77, November 3, 1981  
Page Two

December 3, 1981

Approval of the building permit will be predicated on the proper functioning of the existing septic system and/or the soils suitability for use in sub-surface sewage disposal, should a septic system failure occur.

The drinking water is supplied by a rod pump, located adjacent to the well head in the well pit. It is recommended that the owners contact the Northeast Environmental Services, Baltimore County Department of Health, at 494-3745, to request collection of a water sample to verify potability of the water supply.

Very truly yours,  
[Signature]  
Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

BBS:mgt  
cc: Northeast Environmental Services  
Geo. B. & Natalie D. McConery



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

December 15, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: George B. and Natalie D. McConery

Location: S/S Glencoe Road 2640' E. of Home Road

Item No.: 77 Zoning Agenda: Meeting of November 3, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or                      feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at                      EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/mh/cm

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari  
Charles E. (Ted) Burnham  
FROM: Zoning Advisory Committee  
SUBJECT: Meeting of November 3, 1981

Date: November 16, 1981

- |             |                   |
|-------------|-------------------|
| ITEM NO. 77 | Standard comment. |
| ITEM NO. 78 | See Comment.      |
| ITEM NO. 79 | See Comment.      |
| ITEM NO. 80 | See Comment.      |
| ITEM NO. 81 | See Comment.      |

[Signature]  
Charles E. Burnham  
Plans Review Chief

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: Oct. 23, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: Nov. 3, 1981

RE: Item No: 77, 78, 79, 80, 81  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:  
All of the above have no bearing on student population.

Very truly yours,  
[Signature]  
Mr. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

March 9, 1982

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

With regard to Zoning Advisory Committee Meeting of November 3, 1981, the Department of Traffic Engineering has no comment on item numbers 77, 78, 79, 80 and 81.

Very truly yours,  
[Signature]  
Michael S. Flanigan  
Engineer Associate II

MSF/bza

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 82-145-A

Date: December 21, 1981

There are no comprehensive planning factors requiring comment on this petition.

[Signature]  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:dme



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

December 22, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #77, Zoning Advisory Committee Meeting, November 3, 1981, are as follows:

Property Owner: George B. and Natalie D. McConery  
Location: S/S Glencoe Road 2640' E. of Home Road  
Existing Zoning: RC 4

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,  
[Signature]  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

82-145-A  
12/29



PETITION FOR VARIANCE  
10th DISTRICT

ZONING: Petition for Variance  
LOCATION: South side of Glencoe Road, 2640 ft. East of Home Road  
DATE & TIME: Tuesday, December 29, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 34 feet in lieu of 50 feet, and a rear yard setback of 21 feet in lieu of 50 feet; and to permit an accessory structure within 0 feet of the rear line in lieu of the required 2 1/2 feet.

The Zoning Regulations to be excepted as follows:

Section 1A03.4.B.4 - Minimum rear and side yard setbacks in R.C.4 Zone and Section 400.1 - Minimum setback of accessory structure.

All that parcel of land in the Tenth District of Baltimore County.

Being the property of George B. McCeney, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, December 29, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

DESCRIPTION

Beginning at a point on the south side of Glencoe Road, 2640 feet east of Home Road and running the following courses and distances: S 19° E 119 feet, N 71° E 147 feet, N 19° W 93', S 81° W 149.75 feet. Otherwise known as 1407 Glencoe Road. In the 10th Election District.



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 24, 1981

Natalie D. McCeney, Esquire  
1407 Glencoe Road  
Glencoe, MD 21152

RE: Petition for Variance  
S/S Glencoe Rd., 2,640' E of Home Rd.  
George B. McCeney, et ux - Petitioners  
Case #82-145-A

Dear Mrs. McCeney:

This is to advise you that \$50.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

Natalie D. McCeney, Esquire  
1407 Glencoe Road  
Glencoe, Maryland 21152

December 1, 1981

NOTICE OF HEARING

RE: Petition for Variance  
S/S Glencoe Rd., 2,640' E of Home Road  
George B. McCeney, et ux - Petitioners  
Case #82-145-A

TIME: 9:30 A.M.

DATE: Tuesday, December 29, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,  
TOWSON, MARYLAND

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

January 6, 1982

Natalie D. McCeney, Esquire  
1407 Glencoe Road  
Glencoe, Maryland 21152

RE: Petition for Variances  
S/S of Glencoe Road, 2640' E of  
Home Road - 10th Election District  
George B. McCeney, et ux -  
Petitioners  
NO. 82-145-A (Item No. 77)

Dear Mr. McCeney:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Heesian, III, Esquire  
People's Counsel

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 10 Date of Posting: 12/29/81  
Posted for: Petition for Variance  
Petitioner: George B. McCeney  
Location of property: S/S Glencoe Rd., 2640' E of Home Rd.  
Location of Signs: front to property (1407 Glencoe Rd.)  
Remarks: See Order  
Posted by: [Signature] Date of return: 12/18/81

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 13th day of October, 1981.  
Filing Fee \$ 25.00 Received: ☒ Check  
Cash  
Other

Item 77  
Petitioner: George B. McCeney  
Petitioner's Attorney: Natalie McCeney  
Submitted by: George McCeney  
Reviewed by: [Signature]  
William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 12, 1981  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each successive weeks before the 19th day of December, 1981, the first publication appearing on the 12th day of December, 1981.

THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

PETITION FOR VARIANCE  
10th DISTRICT

ZONING: Petition for Variance  
LOCATION: South side of Glencoe Road, 2640 ft. East of Home Road  
DATE & TIME: Tuesday, December 29, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 34 feet in lieu of 50 feet, and a rear yard setback of 21 feet in lieu of 50 feet; and to permit an accessory structure within 0 feet of the rear line in lieu of the required 2 1/2 feet.

The Zoning Regulations to be excepted as follows:  
Section 1A03.4.B.4 - Minimum rear and side yard setbacks in R.C.4 Zone and Section 400.1 - Minimum setback of accessory structure.  
All that parcel of land in the Tenth District of Baltimore County, beginning at a point on the south side of Glencoe Road, 2640 feet east of Home Road and running the following courses and distances: S 19° E 119 feet, N 71° E 147 feet, N 19° W 93', S 81° W 149.75 feet. Otherwise known as 1407 Glencoe Road. In the 10th Election District.  
Being the property of George B. McCeney, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Tuesday, December 29, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Dec. 10.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 12/29/81 ACCOUNT: 01-662  
AMOUNT: \$50.75

RECEIVED FROM: George B. McCeney  
FOR: Posting & Advertising of Case #82-145-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 11/30/81 ACCOUNT: 01-662  
AMOUNT: \$25.00

RECEIVED FROM: George B. McCeney  
FOR: Filing Fee for Case #82-145-A (McCeney)

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE  
10th DISTRICT

ZONING: Petition for Variance  
LOCATION: South side of Glencoe Road, 2640 ft. East of Home Road  
DATE & TIME: Tuesday, December 29, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

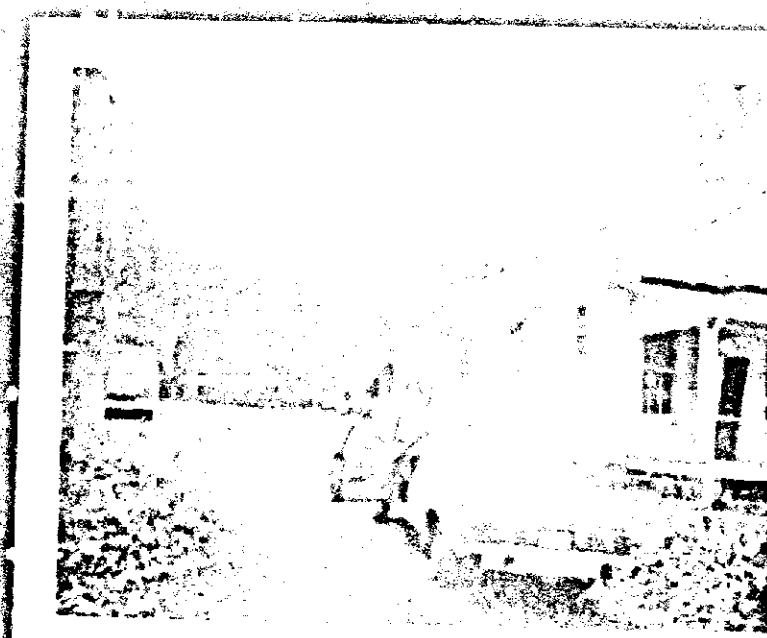
Petition for Variance to permit a side yard setback of 34 feet in lieu of 50 feet, and a rear yard setback of 21 feet in lieu of 50 feet; and to permit an accessory structure within 0 feet of the rear line in lieu of the required 2 1/2 feet.

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Being the property of George B. McCeney, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Tuesday, December 29, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Dec. 10.

The Times

Middle River, Md., 1981  
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 1 successive weeks before the 19th day of December, 1981.  
Publisher.



Plat showing property known as # 1407 Glencoe Road, Baltimore County, Maryland.

10th Election District

Zoning RC-4

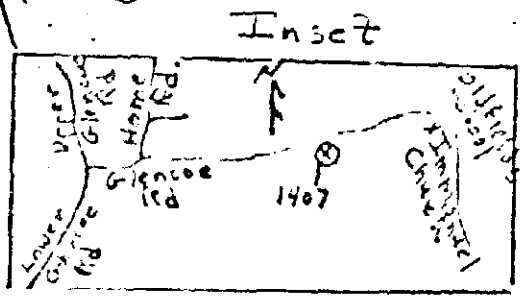
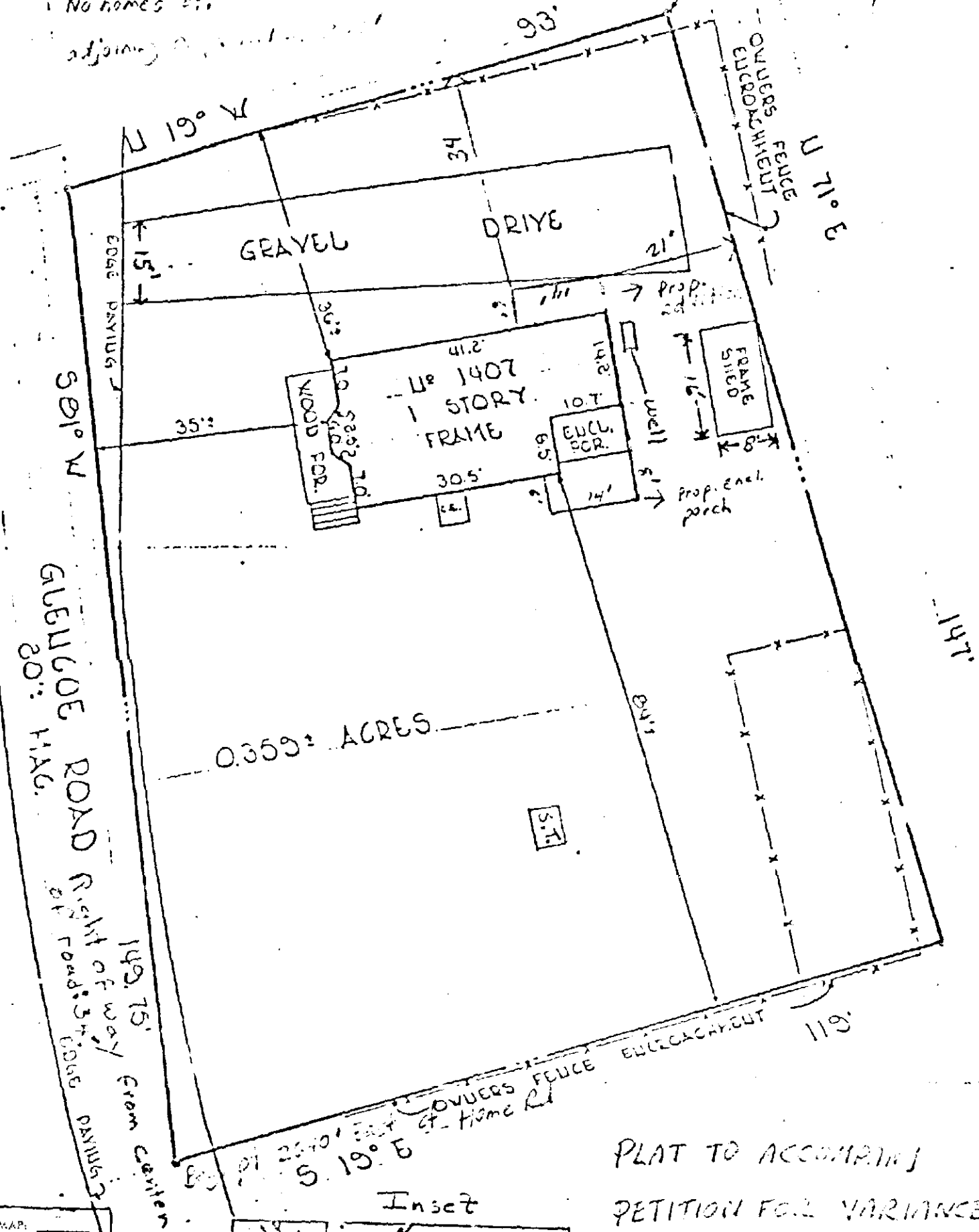
Nearest intersecting

Street - Home Rd (5 mi)

No homes etc.

adjoining property

Owner - Louise Sharp



PLAT TO ACCOMPANY  
PETITION FOR VARIANCE  
SIDE YARD SETBACK  
OF 34' INSTEAD OF 50'  
GEORGE & NATALIE  
McCENEY  
1407 GLENCOE RD

MAP  
SECTION  
BY

Item #71

SCALE: 1"=20' DATE: 12/1/11